

# 5353

## W DARTMOUTH AVE

DENVER · CO



### OFFICE SPACE FOR LEASE

**navpoint**  
REAL ESTATE GROUP



**MATT KULBE** • PRINCIPAL  
O: 720.635.4591  
[matt.kulbe@navpointre.com](mailto:matt.kulbe@navpointre.com)



**AVERY SPROUT** • ASSOCIATE  
O: 720.391.4845  
[avery.sprout@navpointre.com](mailto:avery.sprout@navpointre.com)

# PROPERTY OVERVIEW

<b>Property Address</b>	5353 West Dartmouth Avenue, Denver, CO, USA
<b>Property Type</b>	Office
<b>Lease Rate</b>	From \$21.00/SF/YR/FSG*
<b>Parking Ratio</b>	2.49:1000
<b>Zoning</b>	<u>PUD 580 - Denver</u>
<b>Parcel #</b>	4364-00-008
<b>Available Units</b>	+/- 300 SF - +/- 8,000 SF (See Availability Sheet)

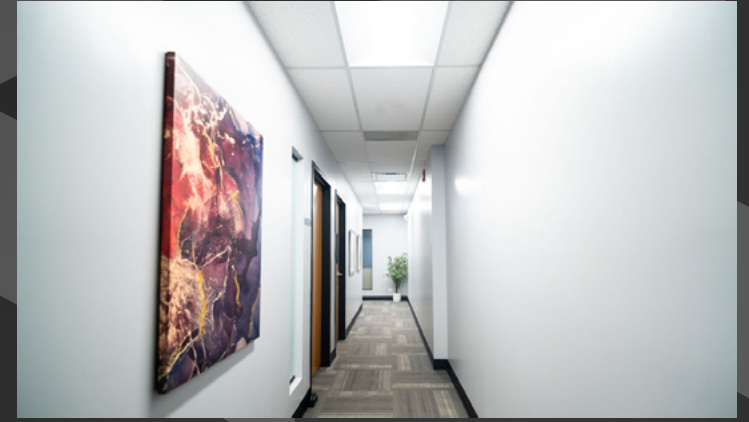


# PROPERTY HIGHLIGHTS

- — Southwest Office Building
- — Spectacular Western Views
- — Conveniently Located at Hwy 285 & Sheridan Blvd
- — Anchored by Wells Fargo Bank
- — Many Amenities Nearby such as Retail, Restaurants, Walking/Bike Trails
- — On-Site Property management, Pride of Local Ownership
- — Energize Denver Site with EUI Score of 62.5, Targeting 73.8
- — Energy Star Score of 81



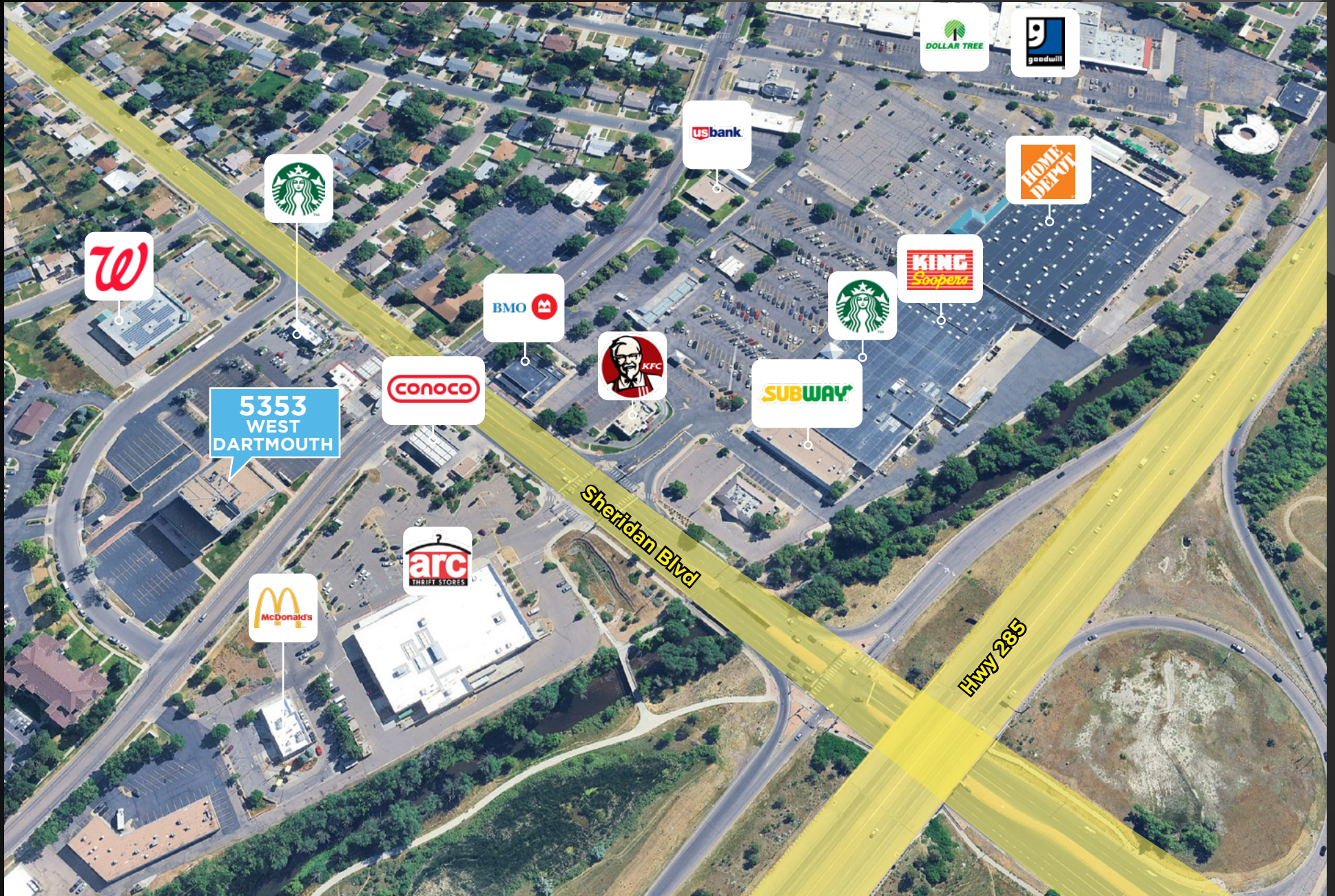
# INTERIOR PHOTOS



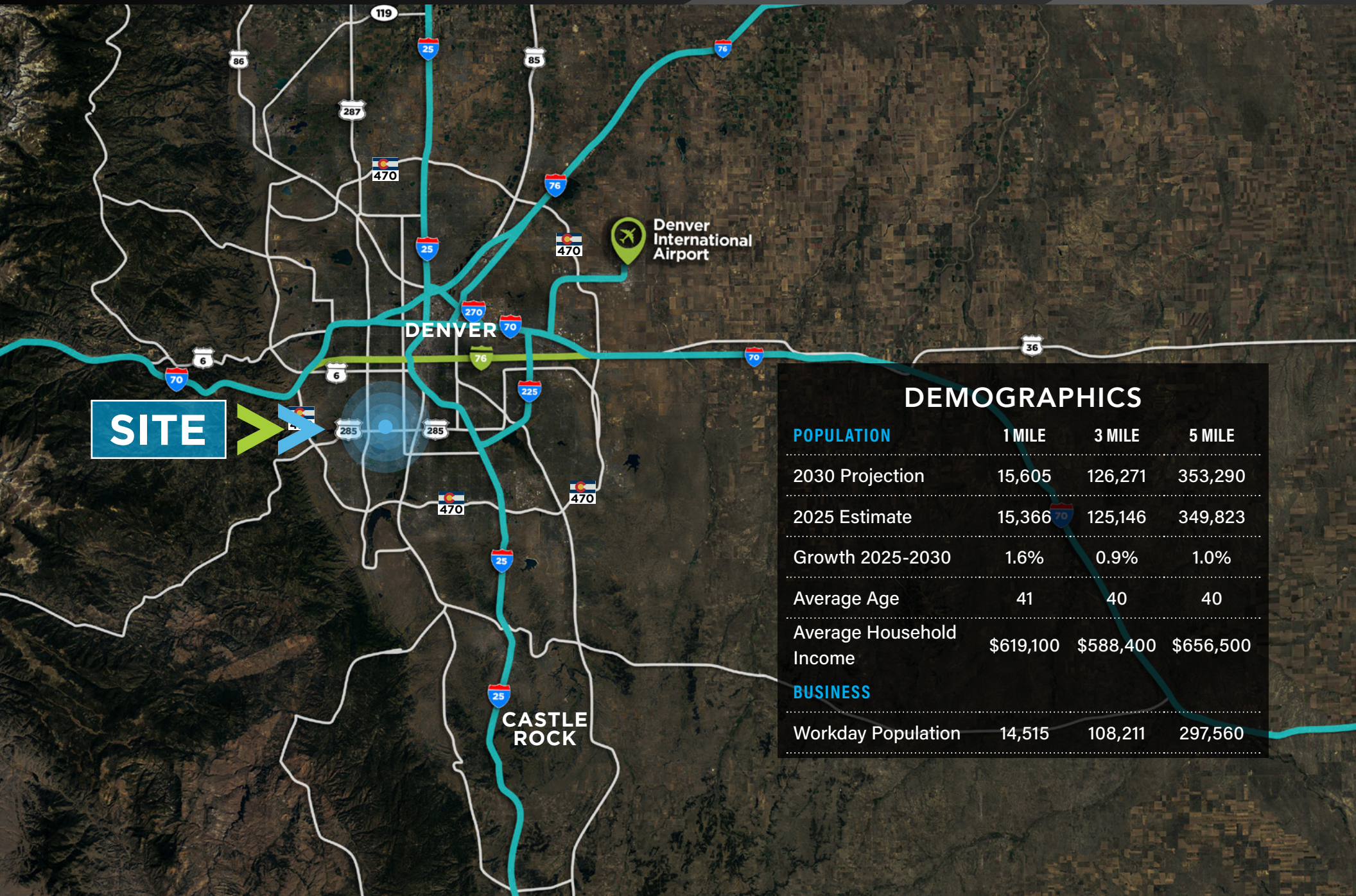
# EXTERIOR PHOTOS



# NEARBY RETAIL



# PROPERTY OVERVIEW



## DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2030 Projection	15,605	126,271	353,290
2025 Estimate	15,366	125,146	349,823
Growth 2025-2030	1.6%	0.9%	1.0%
Average Age	41	40	40
Average Household Income	\$619,100	\$588,400	\$656,500
BUSINESS			
Workday Population	14,515	108,211	297,560

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